

***ANNUAL MEMBER MEETING OF  
GARFIELD MOUNTAIN TOWNEHOMES ASSOCIATION, INC.***

CALL TO ORDER – The Annual Member meeting was held on November 15, 2014 at 119 W. 3<sup>rd</sup> Street, Palisade, CO 81526. The meeting was called to order at 1:04 pm by Joe Hendrickson.

ATTENDANCE – A quorum was not declared, based on the attendance of 2 Members in attendance. Others in attendance: Christi Prettyman – Next Chapter Properties.

PROOF OF NOTICE – Notice of the meeting was emailed to all Homeowners of record.

PURPOSE OF MEETING – The meeting was called to elect Board members, ratify the 2015 Budget, update all Homeowners, as well as discuss any Homeowner concerns.

PREVIOUS MINUTES – The minutes from the previous Member meeting were approved by the Board and are located on the website at [www.ncprealestate.com](http://www.ncprealestate.com) under HOA management.

NEW BUSINESS

- Although there was not a quorum present, the Members discussed the year and assessed the Association's position compared to last year. Delinquent homeowners are making a good effort to pay back dues and the Association will be able to move money to its reserve account at the end of the year.
- Discussion over the vacant Board positions. All Board Members are willing to stay on the Board for the 2015 year. Kathleen made a motion to reappoint the following Board members:
  - Joe Hendrickson, term expires November 2015
  - Corry Mihm, term expires November 2015
  - Kathleen Threet, term expires November 2015Joe seconded and the motion carried.
- The 2015 Budget was ratified, with no objections.

OPEN DISCUSSION

- Homeowners have removed all of the trees that were too close to the townhomes. The stumps will be monitored for regrowth.
- The Board will review the Reserve Fund in 2015 to decide if it should be separated for the two buildings. Christi will contact the attorney regarding some specifics of the Reserve Fund.

NEXT MEETING – The next Member meeting is TBD, 2015.

ADJOURNMENT – Kathleen made a motion to adjourn. Joe seconded, and there, being no further business to discuss, the meeting was duly adjourned at 1:26 p.m.

Respectfully submitted,

Christi Prettyman  
Next Chapter Properties, LLC